115.0	0002	0043.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,200 / 694,200
					USE VALUE:	694,200 / 694,200
					ASSESSED:	694,200 / 694,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
205		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MISHOL DAVID N
Owner 2:	
Owner 3:	
Street 1:	205 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMEL EDWARD B & TARA E -
Owner 2:	-
Street 1:	205 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .274 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1894, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11954.000	176,400		517,800	694,200
Total Card	0.274	176,400		517,800	694,200
Total Parcel	0.274	176,400		517,800	694,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.86 /Parcel: 490.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74001

GIS Ref

GIS Ref

Insp Date 09/13/18

!8959!

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0043.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	176,400	0	11,954.	517,800	694,200		Year end	12/23/2021
2021	101	FV	171,400	0	11,954.	545,000	716,400		Year End Roll	12/10/2020
2020	101	FV	171,600	0	11,954.	545,000	716,600	716,600	Year End Roll	12/18/2019
2019	101	FV	138,200	0	11,954.	552,800	691,000	691,000	Year End Roll	1/3/2019
2018	101	FV	203,000	0	11,954.	412,700	615,700	615,700	Year End Roll	12/20/2017
2017	101	FV	216,500	0	11,954.	373,700	590,200	590,200	Year End Roll	1/3/2017
2016	101	FV	216,500	0	11,954.	358,200	574,700	574,700	Year End	1/4/2016
2015	101	FV	204,000	0	11,954.	303,700	507,700	507,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:13:33

LAST REV

Date	Time
09/16/21	10:24:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMEL EDWARD B	75003-557	1	6/30/2020		685,000	No	No		
LUNEAU MICHAEL/	70074-331		10/13/2017	Estate/Div	450,000	No	No		
LUNEAU MICHAEL	32903-30		5/22/2001	Family	1	No	No		
STERNBERG ELIZA	25501-392		7/20/1995		181,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2017	1395	Manual	4,000	C				
6/22/1993	274	Manual	3,800					RECONSTRUCT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
9/13/2018	Inspected	PH	Patrick H
9/6/2018	MEAS&NOTICE	BS	Barbara S
2/8/2018	SQ Returned	MM	Mary M
12/13/2008	Meas/Inspect	345	PATRIOT
3/24/2000	Inspected	270	PATRIOT
2/9/2000	Measured	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11954		Sq. Ft.	Site		0	70.	0.62	5			Ledge	-5					517,785						517,800	

Total AC/HA:	0.27443	Total SF/SM:	11954	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	517,785	Spl Credit		Total:	517,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1894	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:	L - Layout	10.	%
Economic:			%
Special:			%
Override:			%
	Total:	42.04	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.84591538
Adj $ / SQ:	154.168
Other Features:	64250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304371
Depreciation:	127958
Depreciated Total:	176413

COMMENTS

PDAS LEDGE IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

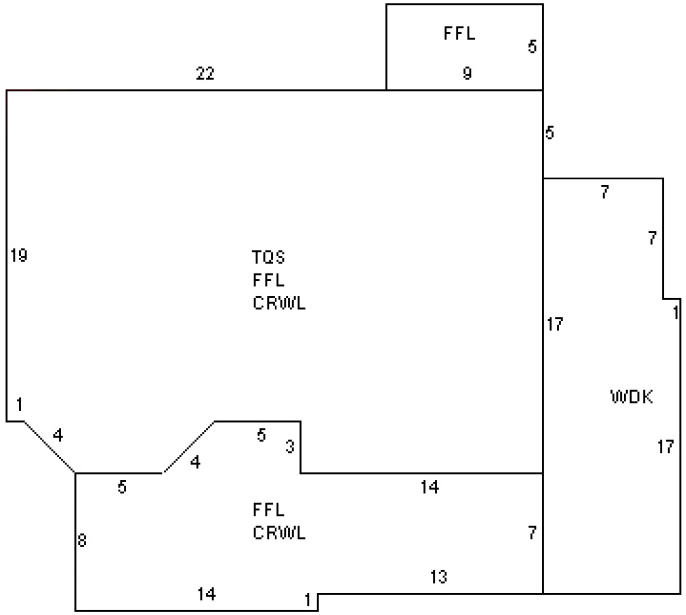
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.17
Special Features:	0	Val/Su Net:	71.22
Final Total:	176400	Val/Su SzAd	124.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	923	154.170	142,297
CRWL	Crawl Space	878	23.130	20,304
TQS	3/4 Story	491	154.170	75,735
WDK	Deck	185	9.650	1,785

Net Sketched Area:	2,477			Total:	240,121
Size Ad	1414.25	Gross Area	2641	FinArea	1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0043.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc